



# Grafton Conservation Commission

## MINUTES of the GRAFTON CONSERVATION COMMISSION

March 1, 2016

7:00 p.m.

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A meeting of the Grafton Conservation Commission was held in Conference Room F of the Grafton Municipal Center on March 1, 2016. Present were: Co-Chairperson Sandra Brock, Co-Chairperson John Wilson, Peter Finn, Heather Trudell, and Conservation Assistant Leah Cameron. Kathleen Theoharides and Conservation Agent Maria Mast were absent.

Co-Chairperson Sandra Brock opened the public meeting at 7:03 p.m.

**DEP #164-897 / WP #730 / SW #15-005 – 9 Depot Street** – Paul Cournoyer, Superintendent of the Sewer Department, presented the “Dewatering and Drainage System Plan” dated September 2015 for the Wastewater Treatment Plant to the Commission for approval, per the Order of Conditions. The proposed operation can be shut down to make corrections without flooding. Peter Finn made a motion, seconded by Heather Trudell, to accept the dewatering plan as presented. The motion carried unanimously.

**February 16, 2016 Meeting Minutes** – Heather Trudell suggested one revision for the minutes. Heather Trudell made a motion, seconded by Peter Finn, to accept the February 16, 2016 meeting minutes as amended. The motion carried unanimously.

**DEP File #164-891 / WP #724 – 108 North Street – Request for Certificate of Compliance** – The Commission reviewed a Request for Certificate of Compliance for 108 North Street. The work has been completed, the site is stable, and an as-built plan was submitted. Peter Finn made a motion, seconded by Heather Trudell, to issue the Certificate of Compliance for 108 North Street. The motion carried unanimously.

**DEP File #164-616 / WP #463 – Brookmeadow Village – Request for partial Certificate of Compliance** – The Commission reviewed a Request for a partial Certificate of Compliance for phase one of Brookmeadow Village subdivision. As-built plans were not submitted. Heather Trudell made a motion, seconded by Peter Finn, to take no action and await the submission of as-built plans. The motion carried unanimously.

**DEP File #164-909 Notice of Intent / WP #742 Application for Grafton Wetlands Protection Bylaw Permit – 31 Browns Road (Assessor’s Map 85, Lot 2A) (Continuation)** – The applicant proposed the construction of a new house with a septic system, well, driveway, and utilities within the 100’ buffer to resource areas. Norman Hill of Land Planning, Inc. presented the project to the Commission. EcoTec, Inc., the Commission’s consultant, peer reviewed the wetland boundary and relocated some of the wetland flags. This revised wetland boundary was added to the plan. The limit of work will be 25’ away from the wetland. The applicant is seeking a waiver because the project does not meet Performance Standard #4 of the Grafton Wetlands Protection Bylaw Regulations, which requires 75% of the lot to be upland. The roof runoff will be piped to the proposed rain garden. The house is proposed six feet from the 25’ no disturb zone. The Commission had concerns about reasonable maintenance of the house with it being this close to the 25’ no disturb zone. Norman Hill pointed out that the proximity to the no disturb zone centers around one of EcoTec, Inc.’s flags. Norman Hill disagreed with that flag and suggested that he meet on site with the Conservation Agent and Art Allen of EcoTec, Inc. to discuss the flag. Heather Trudell made a motion, seconded by Peter Finn, to continue the public hearing for 31 Browns Road to March 15, 2016 at the applicant’s request. Co-Chairperson Sandra Brock was in agreement. Co-Chairperson John Wilson abstained.

**DEP File #164- Notice of Intent / WP # Application for Grafton Wetlands Protection Bylaw Permit / SW # Application for Stormwater Management Bylaw Permit – 103 Worcester Street (Assessor's Map 46, Lot 19)** – The applicant proposed the construction of a commercial building and parking lot within a riverfront area. The previously proposed house and driveway at 2 Bernard Road has been withdrawn. Norman Hill of Land Planning, Inc. presented the project to the Commission. All of the proposed construction is within previously altered areas at least 100' from the riverfront. Runoff from the roof and the pavement will be infiltrated. The existing kettlehole will remain on site. The plans will be peer reviewed by Graves Engineering. The wetland delineation was peer reviewed and agreed upon by EcoTec, Inc. Co-Chairperson Sandra Brock asked about the existing and proposed disturbed areas on site. Norman Hill said that the disturbed area will be reduced to ten percent compared to what is currently disturbed, which exceeds ten percent. Co-Chairperson John Wilson asked if the riverfront area delineation includes the nearby cove as well. Norman Hill confirmed that it does. Michael Hubley of 4 Bernard Road had questions that pertained to the Planning Board. The Commission referred him to the Planning Board. He also mentioned a tire berm at the Mobil Station. The Commission suggested he contact the Conservation Agent to address it. Jean Bulger, representing the Bulger Estate, said that she is in favor of the proposed dental complex. Peter Finn made a motion, seconded by Heather Trudell, to continue the public hearing for 103 Worcester Street to March 15, 2016 at the applicant's request. The motion carried unanimously.

**Application for Stormwater Management Bylaw Permit #15-004 (Continuation) – Casa Builders & Developers Corp. – 4 Grist Mill Road & 102 Pleasant Street (Assessor's Map 97, Lot 22A and Assessor's Map 98, Lot 2)** – The applicant proposed the construction of a ten lot residential subdivision consisting of single family dwellings. John Grenier from J.M. Grenier Associates, Inc. presented the project to the Commission. Co-Chairperson Sandra Brock said that she researched the DEP Stormwater Standard that she previously mentioned that infiltration cannot be used for both water quality and quantity standards and found it to not be applicable to this project. The Commission discussed the requested waiver to allow the plans to have two foot intervals. Heather Trudell made a motion, seconded by Peter Finn, to approve the waiver but set the special condition that the as-built plan will have one foot intervals. Co-Chairperson Sandra Brock was in agreement. Co-Chairperson John Wilson abstained. The Commission set the following special conditions: non-invasive Cleveland pear trees shall be planted, a copy of the Stormwater Pollution Prevention Plan shall be submitted and shall name a designated erosion control monitor, a bond shall be received for the stormwater structures and erosion control on the individual lots, and that the following items shall be added to the plans: a concrete washout, inlet protection, construction entrances on the individual lots, an erosion control barrier between the lots and the street, and that straw, not hay, will be utilized. Heather Trudell made a motion, seconded by Peter Finn, to close the public hearing for 4 Grist Mill Road & 102 Pleasant Street and issue the Stormwater Management Bylaw Permit with the special conditions discussed above. Co-Chairperson Sandra Brock was in agreement. Co-Chairperson John Wilson abstained.

Heather Trudell made a motion, seconded by Peter Finn, to adjourn the meeting at 8:20 p.m. The motion carried unanimously.

**Documents discussed located in the Conservation Commission office:**

Dewatering and Drainage System Plan dated September 2015 for 9 Depot Street  
February 16, 2016 meeting minutes

Request for Certificate of Compliance & Certificate of Compliance for 108 North Street

Request for partial Certificate of Compliance for Brookmeadow Village subdivision

Notice of Intent & Application for Grafton Wetlands Protection Bylaw Permit for 31 Browns Road

Notice of Intent, Application for Grafton Wetlands Protection Bylaw Permit, & Application for Stormwater Management Bylaw Permit for 103 Worcester Street

Application for Stormwater Management Bylaw Permit #15-004

Agent's Report to the Commissioners dated March 1, 2016

Minutes drafted by Leah Cameron

Approved on March 15, 2016